

Patrick Marfleet
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Date: 21st January 2022
Our reference: I1079870

Dear Patrick,

7A,B,C Bayham Street, London, NW1 0EY | Discharge of Condition 12 & 21

Planning Portal Reference: PP-10568302

We are instructed by our client Camden Lifestyle (UK) Limited, to submit an application to discharge the requirements of Condition 12 and Condition 21 attached to planning permission ref: 2020/5647/P, as approved on 19th January 2022. The development approved by this application is as follows:

“2020/5647/P: Variation of conditions 2 (approved plans), 5 (waste storage), 9 (SUDs), 14 (green roofs and living walls), 24 (bird and bat boxes) and removal of conditions 11 (CHP), 12 (CHP stack) and 16 (greywater recycling) of planning permission 2018/3647/P dated 28/08/2020 (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use)”.

The following documents are submitted in support of this application:

- Biodiversity Substrate Roof Plan (drawing no. A-SK 011 P1); and
- Biodiversity Enhancement Plan (drawing no. A-SK 010 P1).

Condition 12

Condition 12 reads as follows:

“Prior to commencement of any development other than works of demolition, site clearance & preparation, a detailed plan of the biodiverse substrate roofs and living walls in the areas indicated on the approved roof plans shall be submitted to and approved by the local planning authority. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the biodiverse roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.”

Knight Frank
55 Baker Street
London
W1U 8AN
+44 20 7629 8171

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Connecting people
& property, perfectly.**

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

Condition 21

Condition 21 reads as follows:

“Prior to commencement of any development other than works of demolition, site clearance, preparation, piling and underpinning a plan showing details of biodiversity enhancements on the building (including details of bird and bat boxes) appropriate to the development’s location, scale and design shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.”

In accordance with the requirements of Condition 12 and 21, this application is submitted alongside a Biodiversity Substrate Roof Plan and a Biodiversity Enhancement Plan. These plans provide full details regarding biodiverse substrate roofs (i.e. species, planting density, substrate), as well as other biodiversity enhancements (such as a bee hotel, nest boxes and sparrow terrace).

We trust that the requirements Condition 12 and 21 have been met, and these pre-commencement conditions can now be discharged.

A payment of £116 has been made via the Planning Portal. The Planning Portal reference for this submission is PP-10568302.

We look forward to your confirmation.

Yours faithfully,



Kelly McCann
Senior Planner
kelly.mccann@knightfrank.com